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(Approved September 19, 2016)

## Planning and Development Committee

**Date**

2016/09/06

**Time**

7:00 PM

**Location**

Civic Centre, Council Chamber,  
300 City Centre Drive, Mississauga, Ontario, L5B 3C1 Ontario

**Members Present**

Councillor George Carlson	Ward 11 (Chair)
Councillor Jim Tovey	Ward 1
Councillor Karen Ras	Ward 2
Councillor Chris Fonseca	Ward 3
Councillor John Kovac	Ward 4
Councillor Carolyn Parrish	Ward 5
Councillor Ron Starr	Ward 6
Councillor Matt Mahoney	Ward 8
Councillor Sue McFadden	Ward 10

**Members Absent**

Mayor Bonnie Crombie (other municipal business)  
Councillor Nando Iannicca Ward 7 (other municipal business)  
Councillor Pat Saito Ward 9 (other municipal business)

**Find it online**

<http://www.mississauga.ca/portal/cityhall/planninganddevelopment>

**Staff Present**

Mr. Ed Sajecki, Commissioner, Planning & Building  
Ms. Lesley Pavan, Director, Development & Design Division  
Mr. Andrew Whittemore, Director, Policy Planning Division  
Mr. Chris Rouse, Manager, Development North  
Mr. Ray Poitras, Manager, Development South  
Ms. Marianne Cassin, Manager, Development Central  
Ms. Angela Dietrich, Manager, City Wide Planning, Policy Planning Division  
Ms. Marcia Taggart, Legal Services  
Mr. Steve Barrett, Manager, Transportation & Asset Management  
Mr. Lincoln Kan, Manager, Development Engineering, Transportation & Infrastructure  
Planning Division  
Mr. Mark Howard, Team Leader, Parks & Forestry Division  
Mr. Darren Bryan, Supervisor, Sign Unit  
Ms. Sharleen Bayovo, Policy Planner  
Mr. David Ferro, Development Planner  
Ms. Ruth Marland, Strategic Leader, Strategic Community Initiatives Division  
Ms. Eva Kliwer, Policy Planner  
Ms. Emily Irvine, Policy Planner  
Mr. David Breveglieri, Development Planner  
Ms. Mumtaz Alikhan, Legislative Coordinator  
Ms. Angie Melo, Legislative Coordinator

1. CALL TO ORDER – 7:01 p.m.
2. DECLARATION OF CONFLICT OF INTEREST – Nil.
3. MINUTES OF PREVIOUS MEETING – June 27, 2016 at 1:30pm and 7:30pm

**APPROVED** (Councillor M. Mahoney)

4. MATTERS TO BE CONSIDERED

The agenda was changed as follows:

- 4.8. **SECTION 37 COMMUNITY BENEFITS AND ADDENDUM RECOMMENDATION REPORT (Ward 8)**

Applications to permit a 19 storey, 342 unit apartment building with retail commercial and office uses on the first 2 floors and 19 townhouse dwellings, 2550 and 2560 Eglinton Avenue West, Southwest corner of Eglinton Avenue West and Erin Mills Parkway

Owner: Daniels HR Corporation - File: OZ 13/005 W8

Councillor Mahoney moved the following motion, which was voted on and carried:

**PDC-0061-2016**

That the Report dated August 16, 2016 from the Commissioner of Planning and Building recommending approval of the applications and outlining the recommended Section 37 Community Benefits under File OZ 13/005 W8, Daniels HR Corporation, 2550 and 2560 Eglinton Avenue West, be adopted in accordance with the following:

1. That notwithstanding that subsequent to the public meeting, changes to the applications have been proposed, Council considers that the changes do not require further notice and, therefore, pursuant to the provisions of subsection 34(17) of the *Planning Act*, any further notice regarding the proposed amendment is hereby waived.
2. That the application to amend Mississauga Official Plan from **Residential High Density to Residential High Density - Special Site** to permit mixed use development with apartments, retail uses, offices and townhouses with an overall FSI of 3.18 for the site be approved.
3. That the application to change the Zoning from **RA5-34** (Apartment Dwellings) to **RA5-Exception** (Apartment Dwellings) to permit a 19 storey apartment building and 19 townhouse dwellings and retail commercial and office uses in accordance with the proposed revised zoning standards described in Appendix 3 of this report, be approved subject to the following conditions:

- (a) That the applicant agree to satisfy all the requirements of the City and any other external agency concerned with the development;
  - (b) Prior to the passing of an implementing zoning by-law for residential development, the City of Mississauga shall be advised by the Peel District School Board that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the School Board for the subject development;
  - (c) That the school accommodation condition as outlined in City of Mississauga Council Resolution 152-98 requiring that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the Dufferin-Peel Catholic District School Board not apply to the subject lands.
4. That the sum of \$492,667.00 be approved as the amount for the Section 37 Community Benefits contribution.
  5. That City Council enact a by-law under Section 37 of the *Planning Act*, to authorize the Commissioner of Planning and Building and the City Clerk to execute the agreement with Daniels HR Corporation, and that the agreement be registered on title to the lands in a manner satisfactory to the City Solicitor, to secure the community benefits contribution.
  6. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 18 months of the Council decision.
- File: OZ 13/005 W8

**ADOPTED** (Councillor M. Mahoney)

4.1. **Sign Variance Application 16-1222 (Ward 5) - Sign By-law 0054-2002, as amended**

Councillor Parrish stated that she was in support of the application noting that the sign will not disturb the neighbourhood. She also suggested that the Sign By-law needs a review and will bring forward a formal motion to Council to this effect.

Councillor Parrish moved the following amended motion, which was voted on and carried:

**PDC-0062-2016**

That the following Sign Variances **be granted**:

- (a) Sign Variance Application 16-1212, Ward 5  
Aryzta and Konica Minolta, 5875 Explorer Dr.  
To permit the following:
  - (i) Four (4) fascia signs erected on the 3<sup>rd</sup> storey of the building.

File: BL.03-SIG (2016)

**APPROVED** (Councillor C. Parrish)

**4.2. PUBLIC MEETING**

Proposed Amendments to Aircraft Noise Policies in Mississauga Official Plan  
File: EC.07.AIR W5

Ms. Sharleen Bayovo, Policy Planner, gave an overview of the proposal to amend the Aircraft Noise Policies in the Official Plan.

In response to Councillor Ras regarding the impact of noise from future increase in air traffic, Ms. Bayovo said that it will build into the proposed policy and staff will also review the environmental guidelines at the time.

Councillor Starr felt that noise studies should also take into account the times that flight paths are temporarily changed, which he believes is happening frequently despite what the Greater Toronto Airport Authority says.

Councillor Parrish responded that the proposed amendments are related more to infill and will not be affected by changes in flight patterns.

Councillor Parrish moved the following motion, which was voted on and carried:

**PDC-0063-2016**

That the submissions made at the public meeting held on September 6, 2016 to consider the report titled "Proposed amendments to Aircraft Noise Policies in Mississauga Official Plan" dated June 6, 2016, from the Commissioner of Planning and Building, be received.

File: EC.07.AIR W5

**RECEIVED** (Councillor C. Parrish)

**4.3. PUBLIC MEETING**

Application for rezoning to permit a mixed-use development consisting of three 5 storey apartment buildings, with two of the buildings containing commercial uses at grade fronting Lakeshore Road East and Dixie Road, a 10 storey apartment building and a 4 unit townhouse block with access onto St. James Avenue, 1345 Lakeshore Road East, north of Lakeshore Road East and west of Dixie Road  
Owner: Lago Terrace Developments Inc.  
File: OZ 13/008 W1

Maurice Luchich, Glen Schnarr & Associates Inc., gave an overview of the Application.

The following made oral submissions expressing concerns with respect to noise, vibration and dust disruption during construction for existing residences; not adhering to hours stated for construction; street parking; traffic congestion; sewage; the proposed 10 storey apartment building will block views; the density; traffic situation will worsen with a proposed new bus stop on the corner of Dixie Road and St. James Avenue; flood mitigation as Applewood Creek is prone to flooding; more greenspace instead of having to live across an apartment building:

Paul Dean, resident  
James Khudoo, resident  
Resident on Dixie Road

Councillor Tovey advised residents that no decisions will be made tonight until input from the community is received, and that residents are welcome to contact his office with concerns.

Councillor Tovey moved the following motion, which was voted on and carried:

**PDC-0064-2016**

That the report dated August 16, 2016, from the Commissioner of Planning and Building regarding the application by Lago Terrace Developments Inc. to permit a mixed use development ranging from 3 - 10 storeys in height and containing 336 apartment units, 4 townhouse units fronting onto St. James Avenue, 2 live/work units and 13 commercial units located at street level, fronting onto Lakeshore Road East and Dixie Road under file OZ 13/008 W1, 1345 Lakeshore Road East, be received for information.  
File: OZ 13/008 W1

**RECEIVED** (Councillor J. Tovey)

4.4.

**PUBLIC MEETING**

**1 Port Street East Comprehensive Master Plan Implementation - Proposed Official Plan Amendment**

Ruth Marland, Strategic Leader, Strategic Community Initiatives Division, gave an overview of the proposed Official Plan Amendment. She noted that a report on comments and recommendations will be brought back to the Planning and Development Committee once an agreement has been reached with Canada Lands Corporation to protect the continued use of the site and the harbour for a Marina.

The following persons made oral submissions citing that the Town of Port Credit Association is planning a town hall meeting shortly; expressed concerns about the process to ensure consistent oversight to protect against piece meal disruption to the overall vision; protection of the Marina; allocation of maximum public realm is needed; ensure mixed-use; take the necessary time needed in the Official Plan Process to make the evolution of a complex site bulletproof; parking congestion on Pine Avenue South due to events in Port Credit Village; traffic must be studied closely with the proposed density as the current congestion is already bad; concern with the increased density that will occur in Port Credit; more parkland will pay dividends:

Dorothy Tomiuk, Town of Port Credit Association;  
Pat Sturgeon, tenant of the Marina;  
Lori Ebos, resident;  
Grant Fisher, Chair, Credit Reserve Association

In response to Mr. Sturgeon's concern regarding the timeline involved for Marina tenants

to plan for the future, Councillor Tovey said that no approvals will be released at this site until an iron clad agreement is reached for the Marina and that it will take at least eight to ten years to move forward.

Councillor Tovey commented that this was an opportunity to create a unique public space instead of the proposed road network. He also commented that more vision and innovative thinking is needed with respect to built form, and that density should be evenly distributed to maximize lake views.

Councillor Tovey moved the following motion which was voted on and carried:

**PDC-0065-2016**

1. That the submissions made at the Planning and Development Committee Public Meeting held on September 6, 2016, regarding the report titled "1 Port Street East Comprehensive Master Plan Implementation - Proposed Official Plan Amendment - Public Meeting," dated August 16, 2016, from the Commissioner of Planning and Building, be received.
2. That staff report back to Planning and Development Committee on the submissions made from the public, and comments made from circulated departments and agencies, regarding the proposed changes to the Mississauga Official Plan to implement the 1 Port Street East Comprehensive Master Plan.

File: CD.21.POR

**RECEIVED** (Councillor J. Tovey)

- 4.5. **INFORMATION REPORT (All Wards)**  
**Conservation Authorities Act Review**  
File: LA.07.CON

Councillor Starr moved the following motion, which was voted on and carried:

**PDC-0066-2016**

That the report titled, "Conservation Authorities Act Review" from the Commissioner of Planning and Building dated August 16, 2016 be approved and forwarded, by the City Clerk, to the Ministry of Natural Resources and Forestry, Region of Peel, City of Brampton, Town of Caledon, Conservation Halton, Credit Valley Conservation and Toronto and Region Conservation Authority.

File: LA.07.CON

**APPROVED** (Councillor R. Starr)

- 4.6. **INFORMATION REPORT (All Wards)**  
**Comments on Provincial Long Term Affordable Housing Strategy Update and Bill 204**  
File: CD.06.AFF

Emily Irvine, Policy Planner, gave an overview of the Information Report.

Councillor Parrish commented that it would be much cheaper to put second units whilst

the dwellings are being built as the cost to add one later is too high. She also expressed concern that the wording in the letter dated August 15, 2016 to the Provincial Planning Policy Branch, Ministry of Municipal Affairs, should have stressed that the Province must provide guidelines rather than should.

Councillor Mahoney agreed with Councillor Parrish's comments and also expressed concern with respect to the differentiation of a rooming house as ensure that it is affordable housing, as well as inspected for fire safety.

Councillor Fonseca noted that there also needs to be a stronger advocacy for rental buildings that currently exist.

Councillor Mahoney moved the following motion, which was voted on and carried:

**PDC-0067-2016**

That the report titled, "*Comments on the Provincial Long-Term Affordable Housing Strategy Update and Bill 204: Promoting Affordable Housing Act, 2016*" from the Commissioner of Planning and Building, dated August 16, 2016, be received and forwarded by the City Clerk to the Ministry of Municipal Affairs, Ministry of Housing and Region of Peel.

File: CD.06 AFF

**RECEIVED** (Councillor M. Mahoney)

4.7. **RECOMMENDATION REPORT (Ward 1)**

Proposal to revise the zoning to restrict the height of sloped roof houses and eaves and add a maximum house depth regulation for residential properties within Ward 1 not subject to infill housing regulations; and to limit the height of flat roof homes for certain residential zones in Ward 1 along Hurontario Street not included in By-law 0171-2015 passed by Council in June, 2015.

File: CD.06.REP W1

David Ferro, Development Planner, gave an overview of the Recommendation Report.

The following persons made oral submissions:

Ken Riddell, resident, expressed support for the proposed revisions to the Zoning By-law, but said that it was lacking in limiting of the eave height. He noted that with no vertical deflection criteria, a contractor can build a solid wall right to the ridge height, making it a mansard roof without any of the esthetics or pleasing proportions. He said that there is a need to define the roof slope, eave to ridge, to prevent the loophole in the existing by-law. In response to Councillor Tovey regarding the loophole, Mr. Ferro advised that he will review this further before bringing forward the revised By-law.

Jim Levac, Glen Schnarr & Associates Inc., represented two owners, Bioko(ph) Homes and Greenhaven Developments, whose properties have just received severance approvals. He asked what happens to applications that are in process of finalizing their Consent Certificates and whether a grace period will be applied in such cases when the

by-law is revised. Mr. Ferro advised that the target date for the implementation by-law for Council adoption is September 28, 2016. He also stated that a building permit must comply with the by-law in place at the time of the application. Lesley Pavan, Director of Planning and Development Division, confirmed this and stated that there is no transition process.

Pat Farrell, resident, said that the By-law needs to be clear to prevent it from being circumvented.

Cindy Wennerstrom, resident (also spoke on behalf of Teresa Dejcakiwskyj) objected to the proposed revisions and noted that there are well over a hundred homes in a one kilometre radius that do not comply with the severe restriction being proposed on eave heights. She said 21 feet is barely enough for a normal two storey home and the proposed change is too radical, counteractive to rejuvenation, unfairly alienates residents, and suppresses the financial future of all home owners. She further noted that the change is unfair to home owners with lots of less than 50 feet. She gave examples of homes that were built 15 and 29 years ago with eave heights of 29 to 30 feet, not the 21 feet being proposed. Ms. Wennerstrom said that change is inevitable but the right change is paramount and revitalization is being dwarfed. She further stated that not all residents are aware of the proposed revisions.

Councillor Tovey spoke in favour of the proposed revisions and noted that it was important to preserve the character of the neighbourhood and respect the community's wishes.

Mr. Ferro reiterated that this is a Recommendation Report, and that he will review the concern with respect to limiting of the eave height for the revised Zoning By-law.

Councillor Tovey moved the following motion, which was voted on and carried:

**PDC-0068-2016**

That the report dated August 16, 2016, from the Commissioner of Planning and Building recommending approval of proposed amendments to the Zoning By-law under file CD.06.REP, City of Mississauga, be adopted in accordance with the following:

1. That the City-initiated zoning amendments to limit the height of sloped roof houses and eaves, add a maximum house depth regulation and to limit the height of flat roof homes for certain residential properties in Ward 1 be approved in accordance with the proposed zoning standards described in the Information Report and as illustrated in Appendix 2 of this report.

File: CD.06.REP W1

**APPROVED** (Councillor J. Tovey)

5. ADJOURNMENT – 9:09am (Councillor M. Mahoney)

